

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

MA & UD Dept. – HMDA - Levying and Collection of Development Charges and 1.5 times the basic value of land – Levying and Collection in installments – Orders – Issued.

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I₁) DEPARTMENT

G.O.Ms.No. 583,

Dated: 22.09.2009.

Read the following:

1. G.O.Ms.No.439, Municipal Administration and Urban Development, Dated:13.06.2007.
2. G.O.Ms.No.526, Municipal Administration and Urban Development, Dated:31.07.2008.
3. G.O.Ms.No.527, Municipal Administration and Urban Development, Dated:31.07.2008.
4. G.O.Ms.No.528, Municipal Administration and Urban Development, Dated:31.07.2008.
5. G.O.Ms.No.38, Municipal Administration and Urban Development, Dated:20.01.2009.
6. G.O.Ms.No.427, Municipal Administration and Urban Development, Dated:07.07.2009.
7. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad Letter No.8330/P8/Policy/HMDA/2009, Dated:21.08.2009.

ORDER :

In the G.Os. first to fourth read above orders have been issued for levying development charges as the case may be, for approval of Layouts and Building permission by the competent authorities. As per the orders issued in the G.Os. second to fourth read above, in case of Layout Development among other things 5% of the developable area has to be handed over to Hyderabad Metropolitan Development Authority by the Owner/developer or the owner/developer has the option of paying 1.5 times the basic value of such land. In case of Group Housing Scheme 3% of the land has to be handed over or 1.5 times the basic value has to be paid.

2. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, in the letter seventh read above has informed that in the recent past the owners /developers are not paying the developmental charges and requesting for deferred payments due to the recession in the construction industry and existing real estate market conditions. At present the dues from owners/developers for release of Layouts/Building Permissions is about Rs.200 Crores to Hyderabad Metropolitan Development Authority. He has further informed that there are some representations that due to recession in the construction industry and existing market conditions to extend facility in payment of development charges and payment of the basic value of the land (in lieu of land to be handed over to HMDA) in installments in similar lines of orders issued in the G.Os. fifth and sixth read above. He has therefore submitted the following proposal to the Government for consideration subject to certain conditions:

- i. In case where the Development Charges and or the 1.5 times basic value of land exceeds Rs.25 lakhs upto Rs.1 Crore, the applicant may be permitted to make such payment in 3 equal installments duly furnishing post dated cheques to be paid over a period of 8 Months.

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- ii. In case were the Development Charges and or the 1.5 times basic value of land exceeds Rs.1.00 Crore, the applicant may be permitted to make such payment in 6 equal installments duly furnishing post dated cheques to be paid over a period of 16 Months.

3. Government after careful consideration of the proposal of the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority keeping in view the orders issued in the G.Os. fifth and sixth read above and also representations in the matter, hereby permit to pay development charges and payment 1.5 times of the basic value of the land (in lieu of land to be handed over to HMDA) in installments within jurisdiction of Hyderabad Metropolitan Development Authority area, in the following manner:

- i. To pay the Development Charges and or the 1.5 times basic value of land which exceeds Rs.25 lakhs up to Rs.1.00 Crore in three (3) equal installments for such amount and to obtain post dated cheques to be paid by the applicant over a period of 8 Months.
- ii. To pay the Development Charges and or the 1.5 times basic value of land which exceeds Rs.1.00 Crore in six (6) equal installments for such payment and to obtain post dated cheques to be paid by the applicant over a period of 16 Months.

4. Government further order that in case of Layouts and Gated Community Projects, 5% extra plotted area / units shall be mortgaged and in case of Group Housing Schemes additional 5% built up area or 50% of the ground / first / second floor area whichever is less shall be mortgaged to the sanctioning authority and this shall be over and above the area to be mortgaged under G.O.Ms.No.86, Municipal Administration & Urban Development Department, Dated:03.03.2006 to the sanctioning authority. This facility shall be applicable for a period of one year and to all new applications as well as pending applications where applicants have not paid the Development charges and or 1.5 times of the basic value of the land, for the land to be handed over to Hyderabad Metropolitan Development Authority.

5. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority / Commissioner & Special Officer, Greater Hyderabad Municipal Corporation shall take necessary further action in matter accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OA ANDHRA PRADESH)

Dr. C.V.S.K. SARMA,
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Commissioner & Special Officer, Greater Hyderabad Municipal Corporation, Hyderabad.

Copy to:

The Commissioner & Director of Municipal Administration, Andhra Pradesh, Hyderabad.

The Director of Town and Country Planning, Andhra Pradesh, Hyderabad.

P.S. to Minister for Municipal Administration.

P.S. to Prl. Secy. to Govt., / Secy. to Govt. MA & UD Dept.

Sf/Sc.

// FORWARDED :: BY ORDER //

SECTION OFFICER